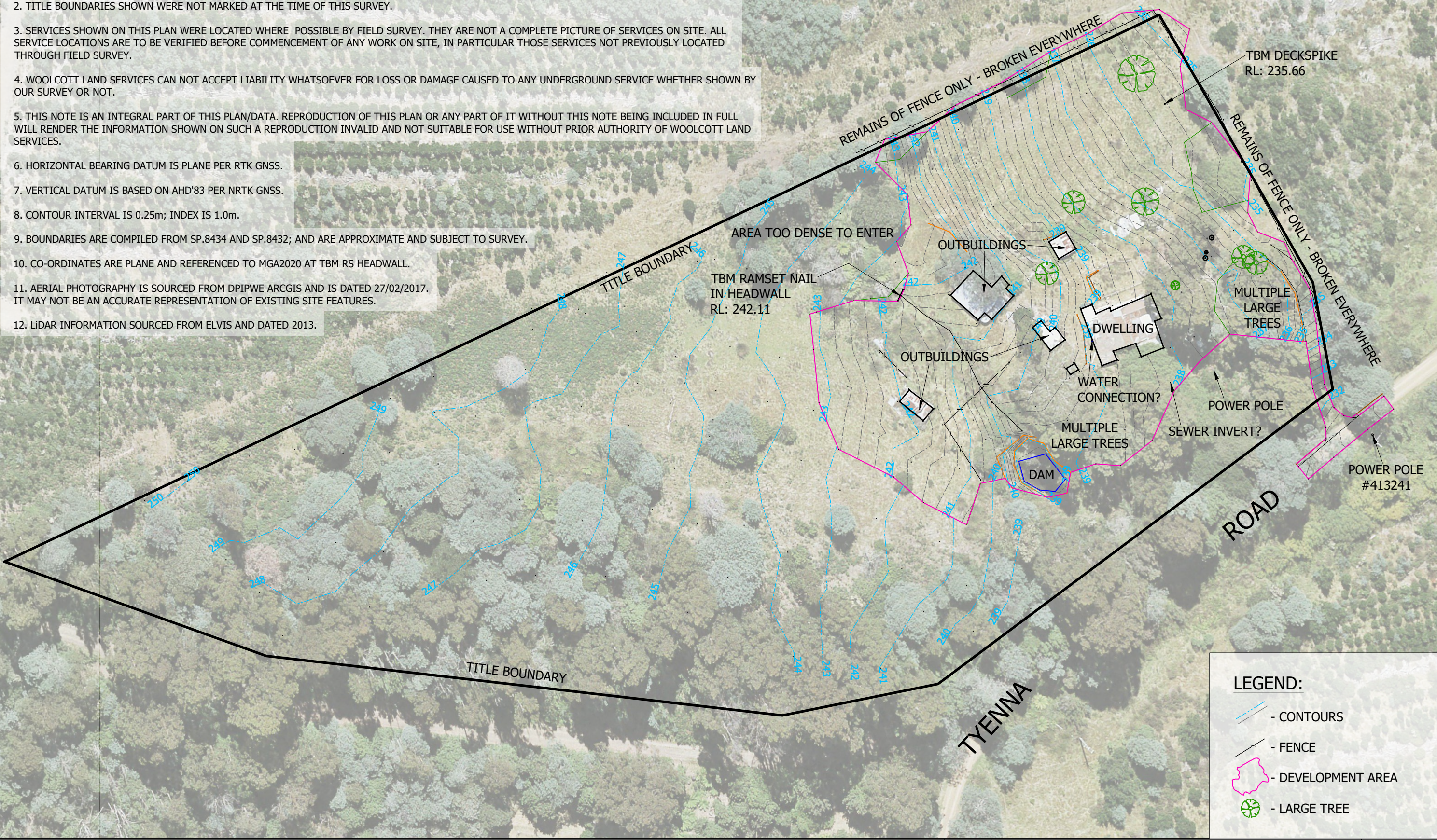


1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.
6. HORIZONTAL BEARING DATUM IS PLANE PER RTK GNSS.
7. VERTICAL DATUM IS BASED ON AHD'83 PER NRTK GNSS.
8. CONTOUR INTERVAL IS 0.25m; INDEX IS 1.0m.
9. BOUNDARIES ARE COMPILED FROM SP.8434 AND SP.8432; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND REFERENCED TO MGA2020 AT TBM RS HEADWALL.
11. AERIAL PHOTOGRAPHY IS SOURCED FROM DPIPWE ARCGIS AND IS DATED 27/02/2017. IT MAY NOT BE AN ACCURATE REPRESENTATION OF EXISTING SITE FEATURES.
12. LiDAR INFORMATION SOURCED FROM ELVIS AND DATED 2013.



- LEGEND:**
- CONTOURS
 - FENCE
 - DEVELOPMENT AREA
 - LARGE TREE

SITE PLAN
120 Tyenna Road, Tyenna 7140
C.T.8434/1



Woolcott
LAND SERVICES

10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Email: enquiries@woolcott.au

Job Number
L250716

Drawn EGB	File name L250716_site_plan_210825.dwg	Date 21/08/25	Scale 1:800@A3	Edition v1.0	Sheet 1/1
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PROPOSED CLASS 1A DWELLING @ 120
TYENNA RD, TYENNA, TAS, 7140.

PROJECT DETAILS

CLIENT:	GEMMA DALE
CERTIFICATE OF TITLE:	8434/1
COUNCIL:	DERWENT VALLEY
ZONE:	RURAL
SITE AREA:	2.267ha

WIND CLASSIFICATION:	N2	FLOOR AREAS- m2	
SOIL CLASSIFICATION:	P	DECK (INCL. STEPS)	38 m²
CLIMATE ZONE:	7	ENTRY DECK (INCL. STEPS)	7 m²
BAL LEVEL:	12.5	INDOOR SPACE	87 m²
		PROPOSED SHED	63 m²
		Grand total	195 m²
LANDSLIDE RISK:	N/A		
ALPINE AREA:	N/A		
CORROSION ENVIRONMENT:	N/A		
BUSHFIRE PRONE AREA:	Y		
PRIORITY VEGETATION AREA:	Y		

DRAWING SCHEDULE

COVER PAGE	H2511- 00
SITE CONTEXT PLAN	H2511- 100
PROPOSED SITE PLAN	H2511- 101
PROPOSED FLOOR PLAN	H2511- 102
PROPOSED ROOF PLAN	H2511- 103
REFLECTED CEILING PLAN	H2511- 104
ELECTRICAL PLAN	H2511- 105
DRAINAGE PLAN	H2511- 106
ELEVATIONS	H2511- 200
SECTION A-A	H2511- 300
SECTION B-B	H2511- 301
DETAILS	H2511- 302
WINDOW + DOOR SCHEDULE	H2511- 400
FOOTING PLAN	H2511- 500
FLOOR FRAMING PLAN	H2511- 501
LINTEL + BRACING PLAN	H2511- 502
ROOF FRAMING PLAN	H2511- 503
ENGINEERING DETAILS	H2511- 504
ENGINEERING DETAILS	H2511- 505
KITCHEN PLAN + ELEVATIONS	H2511- 600
BATHROOM PLAN + ELEVATIONS	H2511- 601
PASSAGE + BEDROOM PLAN + ELEVATIONS	H2511- 602
BATHROOM + KITCHEN PERSPECTIVE	H2511- 603
PERSPECTIVES	H2511- 700
BAL 12.5 NOTES	H2511- 800
BATHROOM WALL REINFORCEMENT- STANDARD DETAILS	H2511- 801
TOILET WALL REINFORCEMENT- STANDARD DETAILS	H2511- 802
PROPOSED SHED SLAB PLAN	H2511- 1000

Homeful Leatherwood Interior
Palette for Gemma Dale.
Interior Selections + Specification
Schedule.



For assistance please contact
Designful

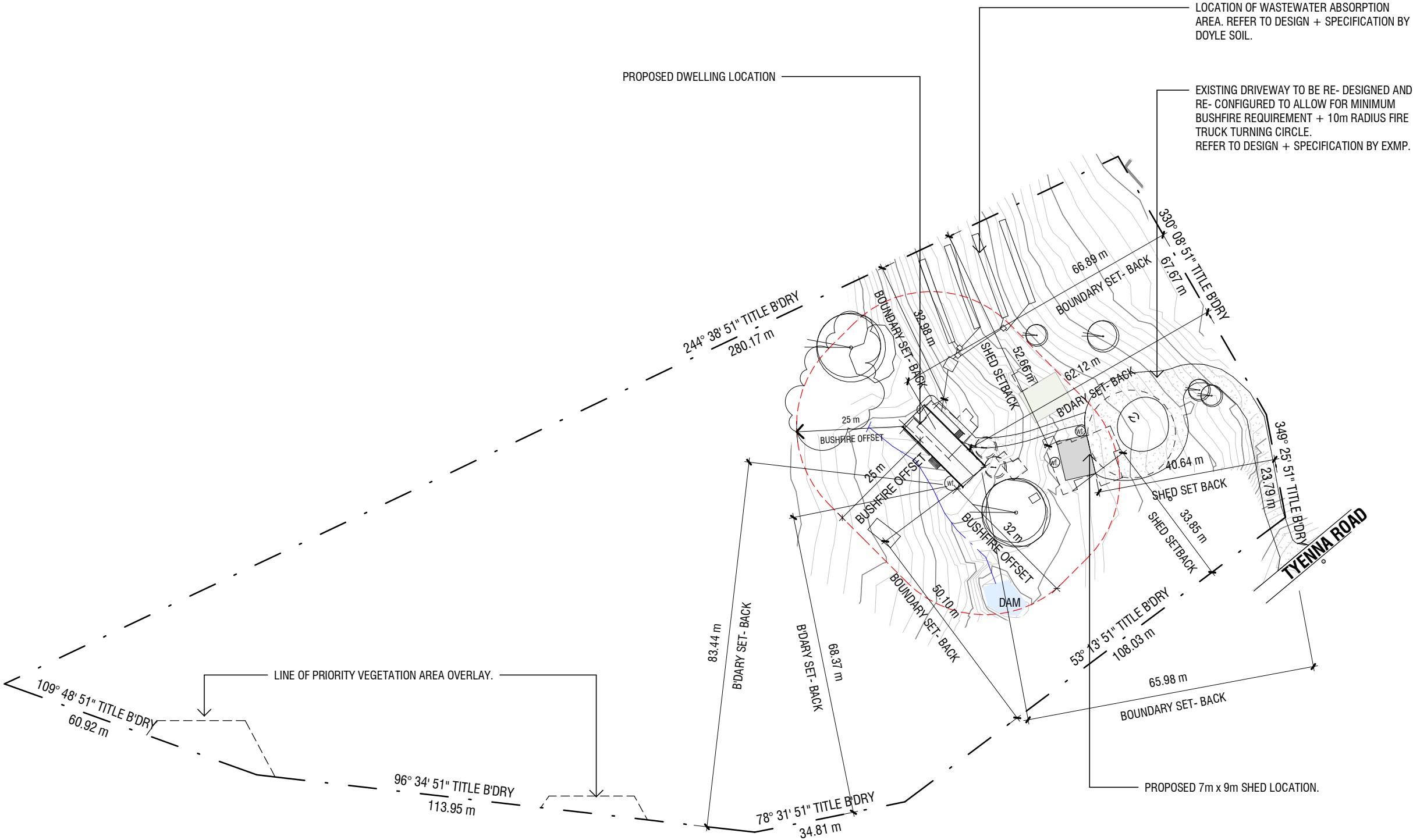
ACCREDITED BUILDING DESIGNER:
JANE HILLIARD
CC 6237 H

PROJECT LEADER:
ROSIE SHIELD
rosie@designful.com.au

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	PROPOSED CLASS 1A DWELLING AT 120 TYENNA RD, TYENNA		JANE HILLIARD (CC6237 H)	COVER PAGE	G 18.06.26 H 10.09.26	FOR CLC FOR CLC	SJTM JH	H 10.09.26	A3	H2511- 00
	GEMMA DALE		jane@designful.com.au / 0438 578 518							
	PROJECT	OWNER	DESIGNER	DRAWING	REV	DB / CB	ISSUE	DATE	SCALE	DWG. NO.



SITE NOTES

CONTOURS @ 1m + 250mm INTERVALS.

SITE LEVELS ARE APPROX ONLY.
REFER TO SURVEY ATTACHMENT FOR ACCURATE
CONTOURS AND SURVEY DATA.
CONTRACTOR TO SITE CHECK ALL LEVELS AND
GRADIENTS.

THE RL'S PROVIDED FOR THE FINISHED FLOOR
LEVELS OF THE PROPOSED DWELLING ARE
INDICATIVE ONLY & SHOULD BE DETERMINED
ONSITE PRIOR TO CONSTRUCTION.

ALL ELEMENTS OF CONSTRUCTION, INCLUDING
FOOTINGS, DRAINAGE PROVISIONS, GUTTERS &
DOWNPIPES ARE TO REMAIN ENTIRELY WITHIN
THE PROPERTY BOUNDARIES.

EXTENT OF SITE CUT, FILL & RETAINING TO BE
FURTHER DETERMINED ON SITE.

SITE PREPERATION

SITE PREPERATION TO COMPLY WITH PART 3.1.1
OF THE NCC AND AS3798.

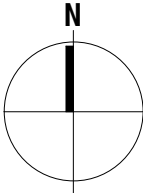
LEGEND

-  - EXISTING TREE TO BE REMOVED.
-  - EXISTING TREE TO REMAIN.
-  - BUSHFIRE HAZARD
MANAGEMENT AREA
-  - DRAIN LINE
-  - DAM/ WATERHOLD.

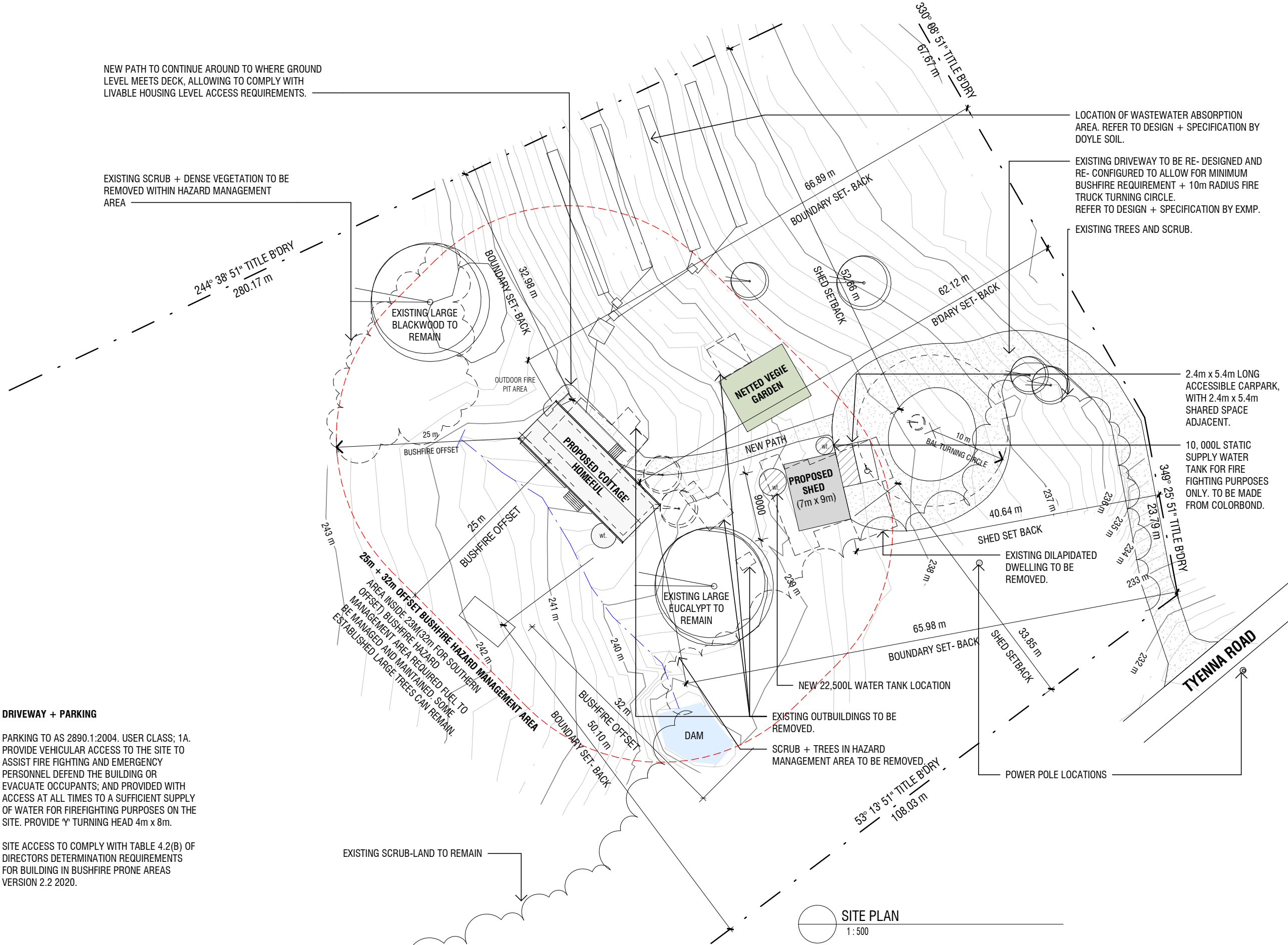
SYMBOL + MATERIAL KEY

wt. WATER TANK

1 SITE CONTEXT PLAN
1 : 1000



HOMEFUL BY DESIGNFUL	PROPOSED CLASS 1A DWELLING AT 120 TYENNA RD, TYENNA		JANE HILLIARD (CC6237 H)	SITE CONTEXT PLAN	G 18.06.26 FOR CLC H 10.09.26 FOR CLC	SJT M JH	H 10.09.26	A3	H2511- 100
	PROJECT	OWNER	DESIGNER					As indicated	
	PROJECT	OWNER	DESIGNER	DRAWING	REV	DB / CB	ISSUE DATE	SCALE	DWG. NO.



SITE NOTES

CONTOURS @ 1m + 250mm INTERVALS.

SITE LEVELS ARE APPROX ONLY.
REFER TO SURVEY ATTACHMENT FOR ACCURATE
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LEVELS OF THE PROPOSED DWELLING ARE
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FOOTINGS, DRAINAGE PROVISIONS, GUTTERS &
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THE PROPERTY BOUNDARIES.

EXTENT OF SITE CUT, FILL & RETAINING TO BE
FURTHER DETERMINED ON SITE.

SITE PREPERATION
SITE PREPERATION TO COMPLY WITH PART 3.1.1
OF THE NCC AND AS3798.

LEGEND

-  - EXISTING TREE TO BE REMOVED.
-  - EXISTING TREE TO REMAIN.
-  - BUSHFIRE HAZARD MANAGEMENT AREA
-  - DRAIN LINE
-  - DAM/ WATERHOLD.

SYMBOL + MATERIAL KEY

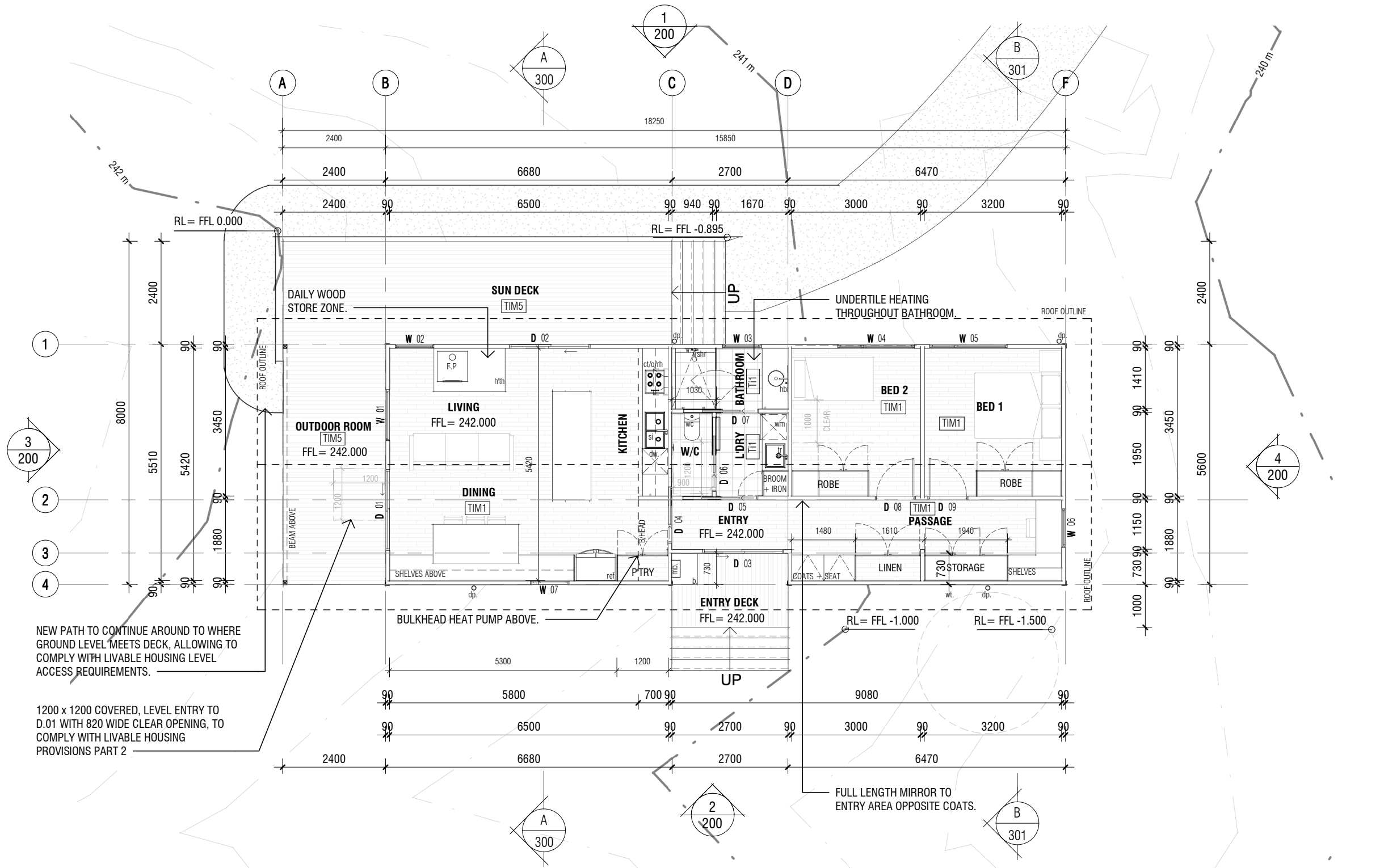
wt. WATER TANK

DRIVEWAY + PARKING

PARKING TO AS 2890.1:2004. USER CLASS; 1A.
PROVIDE VEHICULAR ACCESS TO THE SITE TO
ASSIST FIRE FIGHTING AND EMERGENCY
PERSONNEL DEFEND THE BUILDING OR
EVACUATE OCCUPANTS; AND PROVIDED WITH
ACCESS AT ALL TIMES TO A SUFFICIENT SUPPLY
OF WATER FOR FIREFIGHTING PURPOSES ON THE
SITE. PROVIDE 'Y' TURNING HEAD 4m x 8m.

SITE ACCESS TO COMPLY WITH TABLE 4.2(B) OF
DIRECTORS DETERMINATION REQUIREMENTS
FOR BUILDING IN BUSHFIRE PRONE AREAS
VERSION 2.2 2020.

	PROPOSED CLASS 1A DWELLING AT 120 TYENNA RD, TYENNA		JANE HILLIARD (CC6237 H)		PROPOSED SITE PLAN	G 18.06.26 FOR CLC H 10.09.26 FOR CLC	SJTJM JH	H 10.09.26	A3 As indicated	H2511- 101
	PROJECT	OWNER	DESIGNER	jane@designful.com.au / 0438 578 518				DATE		
					DRAWING	REV	DB / CB	ISSUE	SCALE	DWG. NO.



NOTES:
ALL WORKS TO COMPLY WITH THE NCC, CURRENT AUSTRALIAN STANDARDS + BAL REQUIREMENTS.

ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH A.S 1684.2 AND THE NCC.

WET AREAS TO COMPLY WITH AS 3740.

NATURAL LIGHT + VENTILATION
IN COMPLIANCE WITH NCC 2022 VOLUME 2 PART H4P4 + H4P5, AND ABCB HOUSING PROVISIONS 2022 PART 10.5 + PART 10.6.

ABCB HOUSING PROVISIONS 2022 PART 10.5.1- NATURAL LIGHT. MINIMUM 10% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED TO ADMIT UNOBSTRUCTED NATURAL LIGHT.

ABCB HOUSING PROVISIONS PART 10.6 MINIMUM 5% OF THE FLOOR AREA OF A HABITABLE ROOM REQUIRED. (AN EXHAUST FAN MAY BE USED FOR SANITARY COMPARTMENT, LAUNDRY OR BATHROOM PROVIDED CONTAMINATED AIR DISCHARGES DIRECTLY TO THE OUTSIDE OF THE BUILDING BY WAY OF DUCTS.)

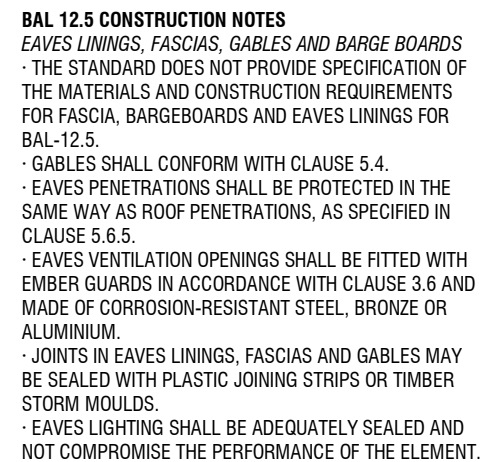
FLOOR AREAS- m2	
DECK (INCL. STEPS)	38 m²
ENTRY DECK (INCL. STEPS)	7 m²
INDOOR SPACE	87 m²
PROPOSED SHED	63 m²
Grand total	195 m²

SYMBOL + MATERIAL KEY	
b.	BENCH, STORAGE BELOW
ct/o/rh	COOKTOP/OVEN/RANGEHOOD
dp.	DOWNPIPE
dw.	DISHWASHER
F.P	FREE STANDING FIREPLACE
h'th	HEARTH
hb	HAND BASIN
mb.	METER/ SWITCH BOARD
ref	FRIDGE
shr	SHOWER
si	SINK
Ti1	FLOOR + WALL TILES- REFER TO SPEC.
TIM1	TIMBER FLOOR BOARDS; REFER TO SPEC.
TIM5	BUSHFIRE RESISTING TIMBER DECKING
tr	LAUNDRY TROUGH
wc	TOILET
wm	WASHING MACHINE
wt.	WATER TANK

- AT THE PRESCRIBED TIME, PROVIDE THE FOLLOWING:
- FORM 4, APPLICATION FOR OCCUPANCY PERMIT.
 - FORM 71A, STANDARD OF WORK CERTIFICATE- BUILDING WORK.
 - ANY AS-CONSTRUCTED PLANS FOR THE WORK THAT HAVE NOT PREVIOUSLY BEEN PROVIDED.
 - FORM 21, CERTIFICATE OF COMPLETION- PLUMBING WORK FROM COUNCIL.

- UPON APPLICATION FOR AN OCCUPANCY PERMIT, PROVIDE THE FOLLOWING:
- GLAZING TO AS 1288-2006.
 - WINDOWS + EXTERNAL DOORS TO AS 2047-2014.
 - WET AREA CONSTRUCTION TO AS 3740-2010.
 - FORM 55, CERTIFICATE OF QUALIFIED PERSON- ASSESSABLE ITEM, SITE INSPECTION REPORTS, OR THE LIKE FROM THE LICENSED STRUCTURAL ENGINEER ENGAGED TO OVERSEE THE STRUCTURAL ASPECTS OF THE PROJECT. THE INFORMATION SHALL PROVIDE THE TYPE OF INSPECTIONS UNDERTAKEN AND THE DATE ON WHICH THEY OCCURED.

HOMEFUL BY DESIGNFUL	PROPOSED CLASS 1A DWELLING AT 120 TYENNA RD, TYENNA	GEMMA DALE	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	PROPOSED FLOOR PLAN	G 18.06.26 H 10.09.26	FOR CLC FOR CLC	SJTM JH	H 10.09.26	A3	H2511- 102
									1 : 100	
	PROJECT	OWNER	DESIGNER	DRAWING	REV	DB / CB		ISSUE DATE	SCALE	DWG. NO.



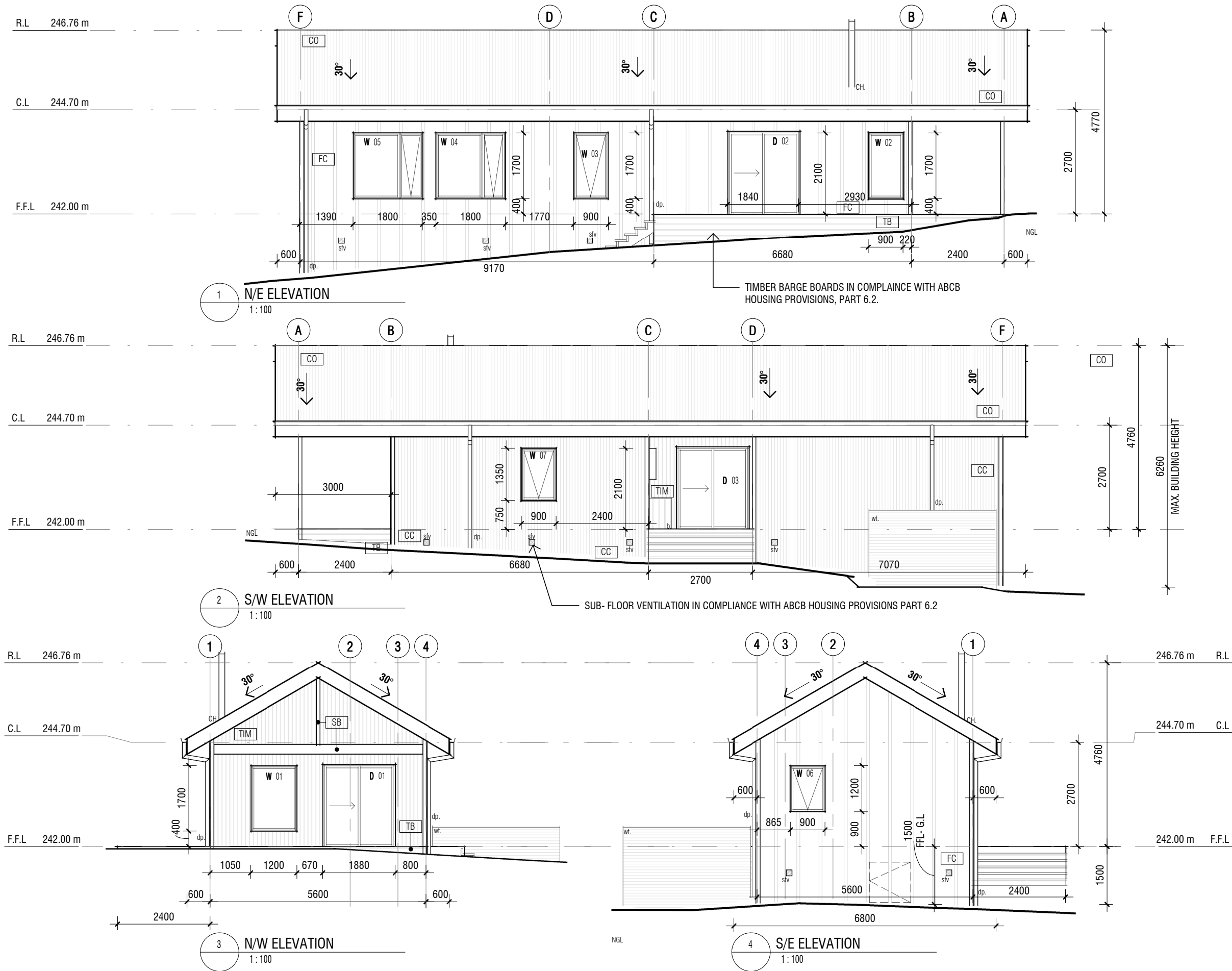
- a) BE FLASHED AND SEALED TO PREVENT MOISTURE INGRESS INTO THE ROOF SPACE, AND
- b) USE FIT-FOR-PURPOSE FLEXIBLE FLASHING TAPE, RUBBER PIPE SEALING GROMMETS, AND THE LIKE.

SQUARE SET.

CH.	CHIMNEY + COWL LOCATION
dp.	DOWNPIPE
fc	PAINTED FIBRE CEMENT SOFFIT LINING
pb	PAINTED PLASTERBOARD. REFER TO SPEC. FOR COLOUR.
wpb	PAINT FINISH ON MOISTURE RESISTANT PLASTERBOARD/ VILLABOARD.

A circle with a shaded sector. A radius is drawn from the center to the upper-left point of the arc, labeled with the letter N .

THE BUILDER/ CONTRACTOR SHALL VERIFY JOB DIMENSIONS AND ELEMENTS PRIOR TO COMMENCING WORK. © NO PART OF THIS DRAWING SHALL BE REPRODUCED OR OTHERWISE DEALT WITH, WITHOUT THE WRITTEN CONSENT OF DESIGNER, HILLIARD DESIGN PTY LTD



SYMBOL + MATERIAL KEY

- b. BENCH, STORAGE BELOW
CC CUSTOM-ORB(CORRUGATED)
COLORBOND WALL CLADDING, PALE
EUCALYPT.
CH. CHMINEY + COWL LOCATION
CO CUSTOM-ORB(CORRUGATED)
COLORBOND ROOF CLADDING,
SURFMIST.
dp. DOWNPIPE
FC FIBRE CEMENT SHEET EXTERNAL
CLADDING, PAINTED SURFMIST. OILED
HARDWOOD COVER STRIPS AT 600 CTRS.
NGL NATURAL GROUND LEVEL
SB STRUCTURAL STEEL BEAM WITH
KINGPOST, PAINTED SURFMIST
sfv BAL 12.5 COMPLIANT SUB- FLOOR VENT
TB BARGE BOARDS
TIM TIMBER CLADDING- VERTICAL SHIPLAP
PROFILE
wt. WATER TANK

EXTERNAL COLOUR SELECTIONS

- ROOF: COLORBOND CUSTOM ORB ROOF SHEETING.
COLOUR: SURFMIST
FASCIA: LYSAGHT BARGE FLASHING OR SIMILAR
COLOUR: SURFMIST
SOFFIT: PAINTED FIBRE CEMENT SHEETING
COLOUR: SURFMIST
GUTTERS: 150mm Ø HALF ROUND PROFILE, STEEL
COLOUR: SURFMIST
DOWNPIPES: uPVC, 90mm Ø ROUND
COLOUR: SURFMIST
WALLS: (CC) CUSTOM ORB COLORBOND WALL
CLADDING, 'PALE EUCALYPT'
(FC) FIBRE CEMENT SHEET EXTERNAL
CLADDING, PAINTED SURFMIST. OILED
HARDWOOD COVER STRIPS AT 600CTRS.
(TIM) BAL COMPLIANT TIMBER VERTICAL
SHIPLAP PROFILE
WINDOWS: ALUMINIUM FRAMED
COLOUR: SURFMIST

ALL REFERENCES TO EXTERNAL TIMBER REFERS TO
'BUSHFIRE RESISTING TIMBER' UNDER SPECIES
DEEMED AS 3959- 2018 APPENDIX F COMPLIANT.

NOTES:
ALL WORKS TO COMPLY WITH THE NCC, CURRENT
AUSTRALIAN STANDARDS + BAL REQUIREMENTS.

HOMEFUL
BY DESIGNFUL

PROPOSED CLASS 1A
DWELLING AT 120 TYENNA
RD, TYENNA

GEMMA DALE

JANE HILLIARD (CC6237 H)

jane@designful.com.au / 0438 578 518

ELEVATIONS

G 18.06.26 FOR CLC
H 10.09.26 FOR CLC SJTM JH

A3

1 : 100

H2511- 200

PROJECT

OWNER

DESIGNER

DRAWING

REV

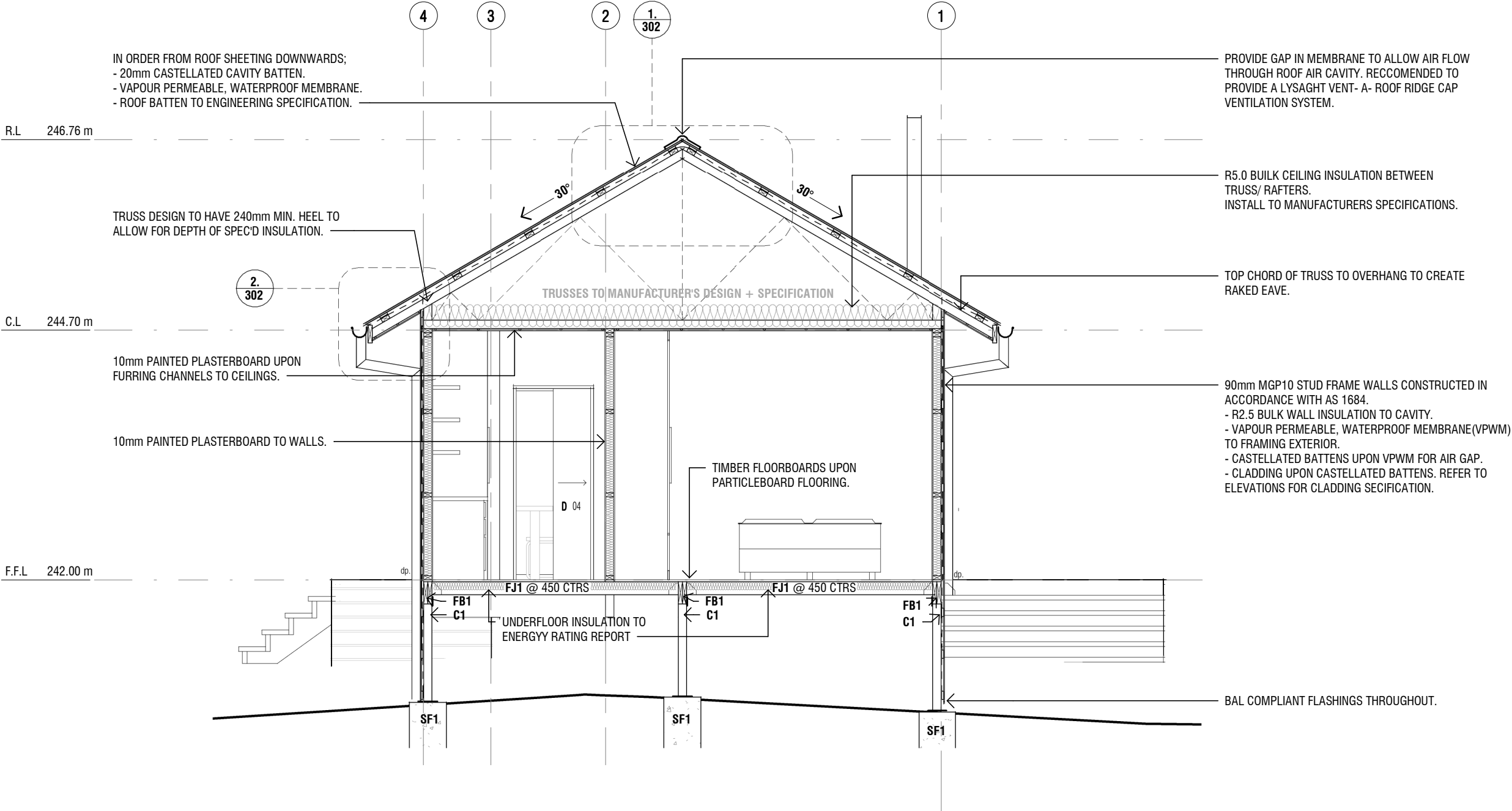
DB / CB

ISSUE

DATE

SCALE

DWG. NO.



INSULATION + CONDENSATION CONTROL

INSTALL AIR TIGHTNESS AND VAPOUR CONTROL LAYER TO ALL ROOFS AND FRAMED WALLS.
EAVES VENTS FITTED WITH ALUMINIUM EMBER GUARDS WITH MAX APERTURE OF 2mm.

INSULATE GENERALLY TO NCC, PROCLIMA + EARTHWOOL SAFETY AND INSTALLATION GUIDELINES.

ENSURE NO DAMAGE OCCURS TO BARRIER. PATCH HOLES WITH TAPE. REPAIR AND REFILL ANY DAMAGE TO SISALATION AND INSULATION DUE TO SERVICE PENETRATIONS AND THE LIKE. TAPE AROUND SERVICE PENETRATIONS.

REFERENCE SHOULD BE MADE TO THE ABCB CONDENSATION IN BUILDINGS HANDBOOK 2014 (DOWNLOAD FROM www.abcb.gov.au), AND CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE V2 (BY CONSUMER BUILDING AND OCCUPATIONAL SERVICES).

ROOF R- VALUE: 6.0 MIN
ENVIROSEAL PROCTORWRAP (OR SIMILAR) NON POROUS VAPOUR PERMEABLE ROOF SARKING LAID ABOVE BATTENS FROM RIDGE TO GUTTER PER MANUFACTURER'S INSTRUCTIONS.
275mm R6.0 EARTHWOOL(OR SIMILAR) BULK CEILING BATT INSULATION INSTALLED ABOVE CEILING.
PROVIDE ROOF VENTILATION THROUGH EAVES, FASCIA + RIDGE.
LYSAGHT VENT-A-ROOF RIDGE CAPPING(OR SIMILAR) TO RIDGE.

90mm STUD WALL R- VALUE: 2.5 MIN
R2.5 BRADFORD HI-PERFORMANCE BULK INSULATION (OR SIMILAR) TO WALL CAVITY.
PROCTORWRAP RW VAPOUR PERMEABLE BUILDING WRAP TO OUTSIDE OF STUDS. BUILDING WRAP TO BE OVER LAPPED 150mm. ENSURE ALL OVERLAPS, JOINTS, PENETRATIONS AND DAMAGE IS TAPED TO BE AIR TIGHT. ALL EXTERNAL CLADDING IS TO BE BATTENED OFF STUDS ALOWING MOISTURE TO ESCAPE.

90mm STUD WALL (internal)
MIN. R2.0 BRADFORD HI-PERFORMANCE BULK INSULATION (OR SIMILAR) TO ALL INTERNAL WALL CAVITIES.

FLOOR INSULATION
TBC WITH ENERGY ASSESSMENT

NOTES
ALL WORKS TO COMPLY WITH THE NCC AND CURRENT AUSTRALIAN STANDARDS.

EXTERNAL CLADDING SHALL BE AN APPROVED SYSTEMAND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INPARTICULAR FLASHINGS AT OPENINGS AND JUNCTIONS OF DIFFERENT MATERIALS.

INSTALL FLASHINGS, WEATHER BARS, DRIPS, STORM MOULDS, CAULKING AND POINTING SO THAT WATER IS PREVENTED FROM PENETRATING CONDITION, INCLUDING NORMAL STRUCTURAL MOVEMENT.

SYMBOL + MATERIAL KEY

dp. DOWNPIPE

HOMEFUL BY DESIGNFUL	PROPOSED CLASS 1A DWELLING AT 120 TYENNA RD, TYENNA	GEMMA DALE	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	SECTION B-B	G 18.06.26 FOR CLC H 10.09.26 FOR CLC	SJT M JH	H 10.09.26	A3	H2511- 301
								1 : 50	
PROJECT	OWNER	DESIGNER	DRAWING	REV	DB / CB	ISSUE	DATE	SCALE	DWG. NO.

WINDOW SCHEDULE											
REF	ROOM	H (mm)	W (mm)	SILL(A.F.F.L)	HEAD(A.F.F.L)	OPERATION	GLASS TYPE/ENERGY	FRAME	ORIENTATION	NOTES	HARDWARE
01	LIVING	1700	1200	400	2100	FIXED	D/ GLAZED	ALUMINIUM 'SURFMIST'	N/W		N/A
02	LIVING	1700	900	400	2100	FIXED	D/ GLAZED	ALUMINIUM 'SURFMIST'	N/E		N/A
03	BATH	1700	900	400	2100	AWNING	D/ GLAZED	ALUMINIUM 'SURFMIST'	N/E		ALL PROPRIETARY TO SUIT. KEY LOCKABLE
04	BED 2	1700	1800	400	2100	FIXED/ AWNING	D/ GLAZED	ALUMINIUM 'SURFMIST'	N/E	OPENING WIDTH = 600mm	ALL PROPRIETARY TO SUIT. KEY LOCKABLE
05	BED 1	1700	1800	400	2100	FIXED/ AWNING	D/ GLAZED	ALUMINIUM 'SURFMIST'	N/E	OPENING WIDTH = 600mm	ALL PROPRIETARY TO SUIT. KEY LOCKABLE
06	DESK	1200	900	900	2100	AWNING	D/ GLAZED	ALUMINIUM 'SURFMIST'	S/E		ALL PROPRIETARY TO SUIT. KEY LOCKABLE
07	DINING	1350	900	750	2100	AWNING	D/ GLAZED	ALUMINIUM 'SURFMIST'	S/W		ALL PROPRIETARY TO SUIT. KEY LOCKABLE

DOOR SCHEDULE									
REF	ROOM	H (mm)	W (mm)	OPERATION	CONSTRUCTION	GLASS TYPE/ ENERGY	ORIENTATION	NOTES	HARDWARE.
01	DINING	2100	1800	SLIDING	ALUMINIUM 'SURFMIST'	D/GLAZED	N/W		ALL PROPRIETARY TO SUIT
02	KITCHEN	2100	1800	SLIDING	ALUMINIUM 'SURFMIST'	D/GLAZED	N/E		ALL PROPRIETARY TO SUIT
03	PASSAGE	2100	1800	SLIDING	ALUMINIUM 'SURFMIST'	D/ GLAZED	S/W		ALL PROPRIETARY TO SUIT
04	KITCHEN	2100	870	CAVITY SLIDER	H/C TIMBER DOOR, PAINT FINISH; P1				ALL PROPRIETARY TO SUIT
05	BATHROOM	2100	870	CAVITY SLIDER	H/C TIMBER DOOR, PAINT FINISH; P1				ALL PROPRIETARY TO SUIT
06	W/C	2100	870	CAVITY SLIDER	H/C TIMBER DOOR, PAINT FINISH; P2				ALL PROPRIETARY TO SUIT
07	BATHROOM	2100	870	CAVITY SLIDER	H/C TIMBER DOOR, PAINT FINISH; P1				ALL PROPRIETARY TO SUIT
08	BED 3	2100	870	HINGED	H/C TIMBER DOOR, PAINT FINISH; P1				ALL PROPRIETARY TO SUIT
09	BED 2	2100	870	HINGED	H/C TIMBER DOOR, PAINT FINISH; P1				ALL PROPRIETARY TO SUIT

WINDOWS AND DOORS

GENERALLY
ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS2047. ALL OTHER GLASS TO COMPLY WITH AS1288.

SEMI-FRAMELESS SHOWER SCREENS TO COMPLY WITH AS1288 AND FIXED AT FLOOR, WALL AND CEILING. MINIMUM 4MM THICK GRADE A TOUGHENED SAFETY GLASS, LABELED TO COMPLY WITH INDUSTRY STANDARDS.

ALL WINDOWS AT HEIGHT TO COMPLY WITH ABCB HOUSING PROVISIONS 2022 PART 11.3.7 + 11.3.8

ENSURE ALL BEDROOM WINDOW OPENINGS WITH A FALL TO GROUND OF 2M OR GREATER ARE MIN. 1700MM ABOVE INTERNAL FLOORS OR RESTRICT OPENING BY MEANS OF THE FOLLOWING:
A) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING OR A SECURITY SCREEN; AND
B) NOT ALLOW A 125MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
C) RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY A DEVICE OR SCREEN; AND
D) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE DEVICE OR SCREEN IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.

ALL GLAZING WITHIN A BATHROOM OR THE LIKE, WHICH INCLUDES SHOWER SCREENS & WINDOWS SHALL BE TO NCC 2022 VOL. 2 PART H1D8, ABCB HOUSING PROVISIONS 2022 PART 8.4 AND ANY REFERENCED STANDARDS WITHIN.

DOOR & WINDOW HARDWARE TO BE SELECTED BY OWNERS.

EXTERNAL WINDOWS & DOORS TO MEET THE MINIMUM SPECIFICATIONS OUTLINED IN THE WINDOW & DOOR SCHEDULES:
PREFERENCE FOR ENERGY EFFICIENT GLASS & ARGON FILLED CAVITY OVER THERMALLY BROKEN FRAMES (IN THE CASE OF USING ALUMINIUM).

FLASHINGS AND WEATHERINGS
INSTALL FLASHINGS, WEATHER BARS, DRIPS, STORM MOULDS, CAULKING AND POINTING SO THAT WATER IS PREVENTED FROM PENETRATING CONDITION, INCLUDING NORMAL STRUCTURAL MOVEMENT.

OPAQUE BANDS
WHERE GLAZED DOORS OR SIDE PANELS ARE CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, THE GLASS MUST BE MARKED TO MAKE IT READILY VISIBLE AS FOLLOWS:
-MARKING IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 200mm IN HEIGHT
-THE UPPER EDGE IS NOT LESS THAN 700mm ABOVE THE FLOOR
-THE LOWER LEDGE IS NOT MORE THAN 1200mm ABOVE THE FLOOR

ENERGY EFFICIENCY
A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR AND OPERABLE WINDOW. (A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES IN AS 2047 NEED NOT COMPLY WITH THE ABOVE). A SEAL FOR THE BOTTOM EDGE OF AN EXTERNAL SWING DOOR MUST BE A DRAFT PROTECTION DEVICE (RAVEN OR EQUIVALENT). OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPERABLE WINDOW MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

ROOF, EXTERNAL WALLS, EXTERNAL FLOORS AND OPENINGS SUCH AS DOOR AND WINDOW FRAMES MUST BE CONSTRUCTED TO MINIMISE AIR AIR LEAKAGE, IE:
-ENCLOSED BY INTERNAL LINING SYSTEMS THAT ARE CLOSE FITTING AT THE CEILING, WALL AND FLOOR JUNCTIONS: AND
-SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904 AND AS 3959 SECTIONS 3 & (BAL SPECIFIC SECTION)
REFER TO ELEVATIONS FOR WINDOW HEAD AND SILL DETAILS. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR SELECTED CLADDING CONSTRUCTION.

HOMEFUL BY DESIGNFUL	PROPOSED CLASS 1A DWELLING AT 120 TYENNA RD, TYENNA		GEMMA DALE	JANE HILLIARD (CC6237 H)	WINDOW + DOOR SCHEDULE	G 18.06.26 FOR CLC		SJTJ JH				A3	H2511- 400
				jane@designful.com.au / 0438 578 518		H 10.09.26 FOR CLC				H 10.09.26			
	PROJECT	OWNER	DESIGNER	DRAWING		REV	DB / CB	ISSUE	DATE	SCALE	DWG. NO.		

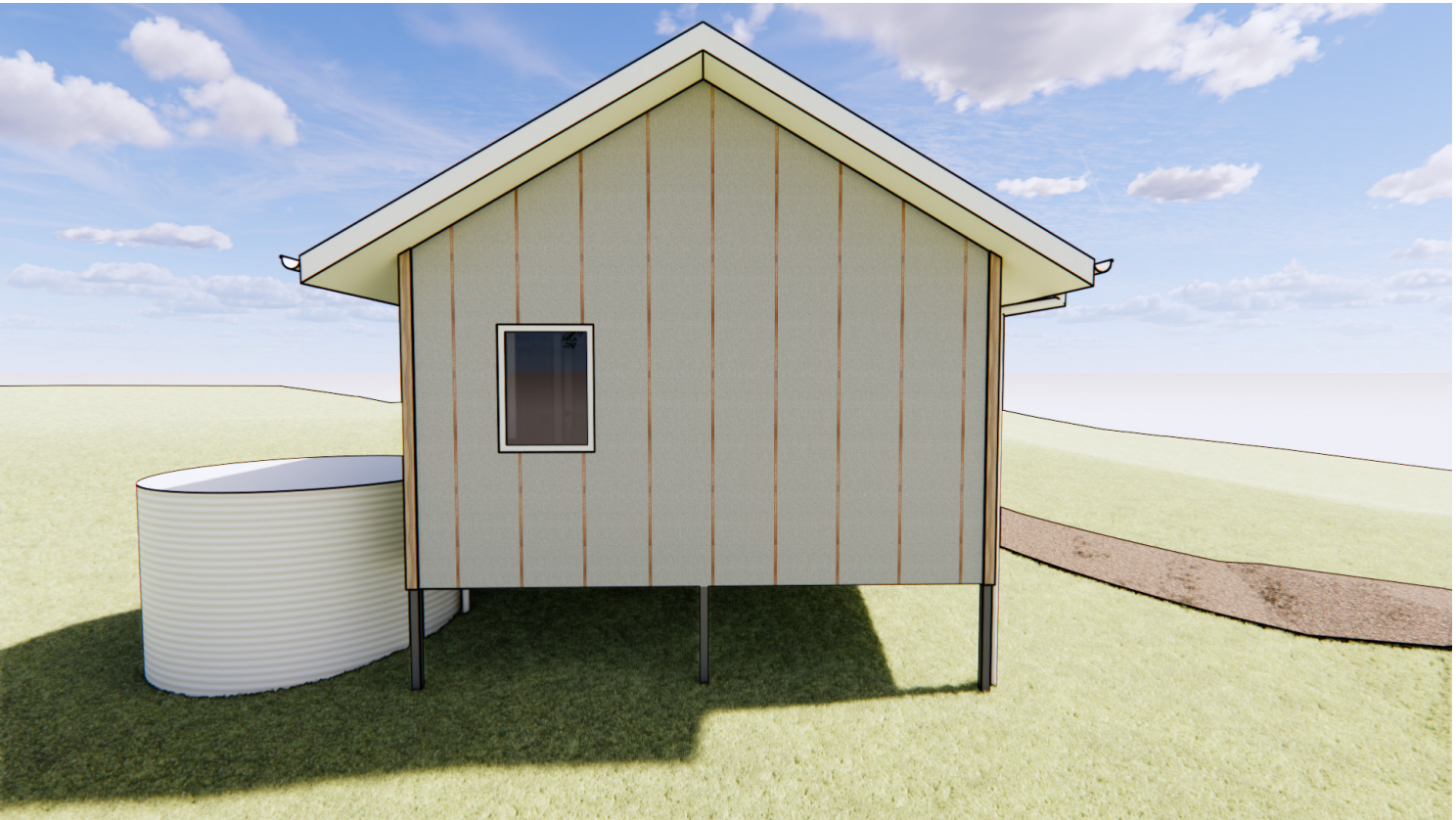


KITCHEN PERSPECTIVE

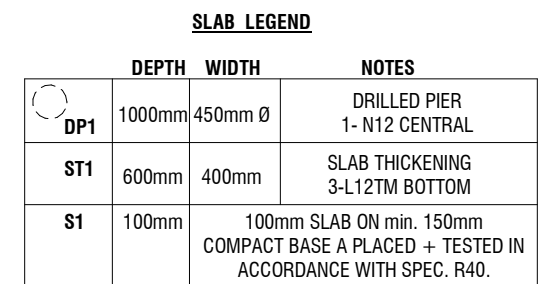


VANITY PERSPECTIVE

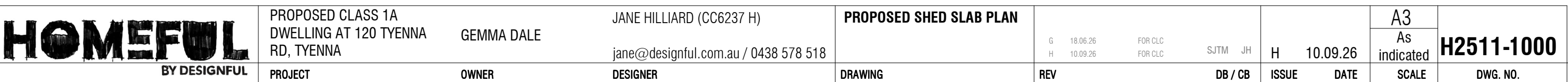
HOMEFUL BY DESIGNFUL	PROPOSED CLASS 1A DWELLING AT 120 TYENNA RD, TYENNA		JANE HILLIARD (CC6237 H)		BATHROOM + KITCHEN PERSPECTIVE	G 18.06.26 H 10.09.26	FOR CLC FOR CLC	SJTM JH	H 10.09.26	A3	H2511- 603
	PROJECT	OWNER	DESIGNER								
					DRAWING	REV	DB / CB	ISSUE	DATE	SCALE	DWG. NO.



HOMEFUL BY DESIGNFUL	PROPOSED CLASS 1A DWELLING AT 120 TYENNA RD, TYENNA		GEMMA DALE	JANE HILLIARD (CC6237 H) jane@designful.com.au / 0438 578 518	PERSPECTIVES	G 18.06.26 H 10.09.26		FOR CLC FOR CLC	SJTM JH	H 10.09.26	A3	H2511- 700
	PROJECT	OWNER	DESIGNER	DRAWING		REV	DB / CB	ISSUE	DATE	SCALE	DWG. NO.	



WET AREAS TO COMPLY WITH AS 3740.





1 Whitestone Drive, Austins Ferry
Hobart, TAS 7011
ABN: 75 009 543 506
Email: tassiesheds@steeline.com.au



Customers Details

Date	21-10-2025	Quote Reference #	1020236140.
Customer Name	Nathan Williams		
Mail Address	120 Tyenna Road, Tyenna TAS 7140		
Email Address	admin@nwconcepts.com.au		
Phone		Mobile	0418185930

Building Specification

Building Size	7.000 m (L) x 9.000 m (W) x 3.000 m (H)			
Roof Pitch	15 deg			
Wall Cladding	SteelClad .42bmt Colorbond	Colour	Pale Eucalypt	
Roof Cladding	Corrugated .42bmt Colorbond	Colour	Pale Eucalypt	
Trim & Colour Details	Barge	Pale Eucalypt	Ridge Cap	Pale Eucalypt
	Gutters	Pale Eucalypt	Corner Trim	Pale Eucalypt
	Downpipe	N/A		
Roller Doors	2x 2500H x 3000W Opening Taurean Series A Roller Door			
Access Doors	1x 2040X820 PA Sentry 650/37 STD Door 0.82 x 2.04m (180 deg swing) Surfmist			
Windows	None			
Other Inclusions	None			
	Foam Cell Shed Liner (22.25lm / 30m2) added in the follow areas: Roof, All Walls Roller Door Motors: 2 X Merlin MyQ655 Operators			

Materials

Column	2C15015	Rafter	2C15015
Knee Brace	N/A	Apex Brace	N/A
Roof Purlin	Z10010	Spacing	0.760 m
Side Wall Girt	Z10012	Spacing	1.400 m
End Wall Girt	Z10010	Spacing	1.400 m

Complete Project Summary

Project Quote (incl GST)

Kit, steel frame & doors	\$17,800.00
Standard Delivery	INCLUDED
Engineering Fee	INCLUDED
Concrete Slab (100mm Slab)- Estimate Only TBC	\$14,700.00
Footings Only	\$0.00
Install/Erection	\$7,900.00
Drafted Plans	\$0.00
Building Certifier/Surveyor	\$0.00
Allowances	\$0.00
(equipment, fences, insulation, height, generator, misc)	

Complete Project Summary

Total Project Price (ex GST)	\$36,727.27
GST Value	\$3,672.72
Total Project (Incl. GST)	\$40,400.00

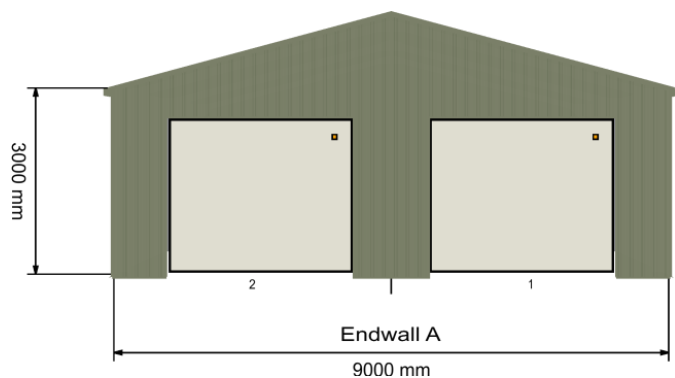
Notes:

PLEASE NOTE:

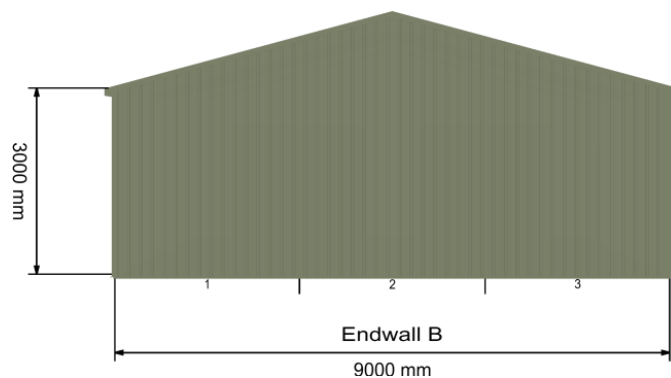
Slab price is an estimate only – subject to clear level site within 100mm, Slab design covering soil classification A,S & M only – Site inspection required to confirm quote

Building Specification – Drawings

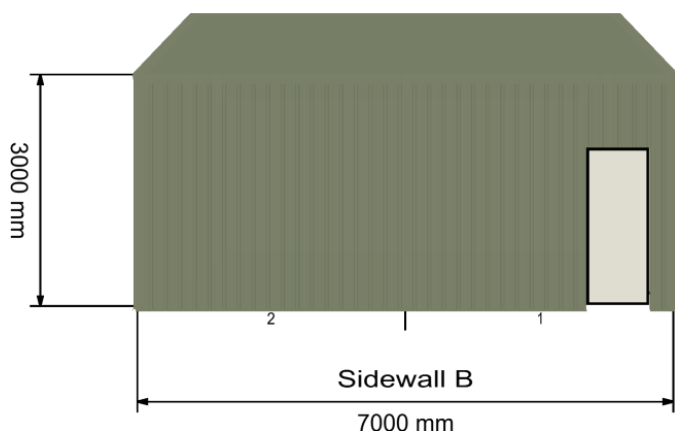
Front



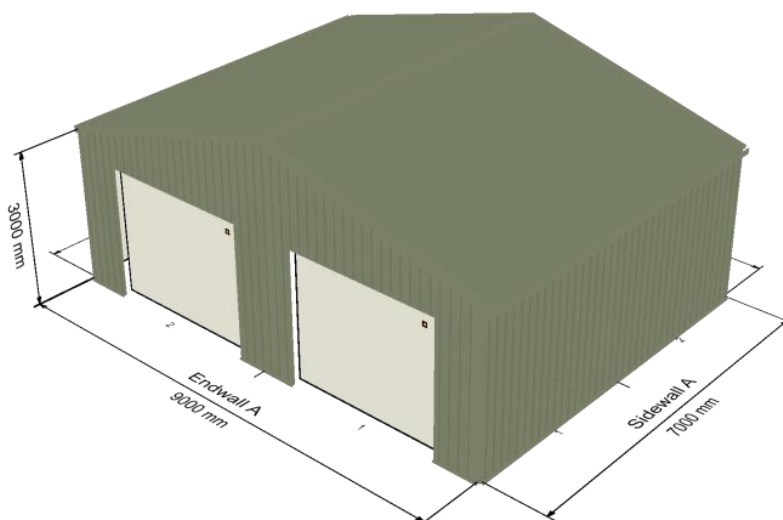
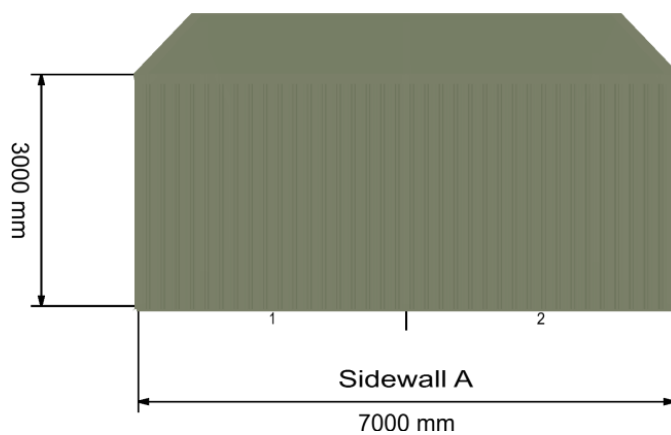
Rear



Left Side



Right Side



Derwent Valley Council

Attn: Rachael Green, Planning Services

P.O. Box 595

New Norfolk TAS 7140

Email: dvccouncil@dvc.tas.gov.au

23 September 2026

Dear Rachael,

RE: FURTHER INFORMATION REQUEST — DA 2026/186**Dwelling — 120 Tyenna Road, Tyenna**

Thank you for your letter dated 23 September 2026 requesting further information in relation to the above application. Please find the response to each item below.

1. Performance Criteria P2 and P3 — Section 20.3.1 Discretionary Use***Performance Criteria P2***

- Location of the proposed use: The dwelling is sited well within the property, with a minimum setback of 32.98m from all boundaries. This is in excess of the 5m minimum required under the building envelope provisions. This siting minimises any interface with adjoining properties.
- Nature, scale and intensity of the use: The proposal is for a single residential dwelling (Class 1a) for the property owners' occupation. This replaces the existing uninhabitable house that has been on the property since the 1940s. This is a low-intensity, low-scale use consistent with the surrounding Rural zone, which contains a mix of rural residential dwellings and agricultural land uses.
- Likelihood and nature of any adverse impacts on adjoining uses: Given the scale of a single dwelling, the generous boundary setbacks, and standard residential traffic and servicing generation, no material adverse impacts on adjoining uses are anticipated. The dwelling will not generate noise, traffic or operational impacts beyond those typical of a single rural residence.
- Whether the proposed use is required to support a use for security or operational reasons: Not applicable — the dwelling is not proposed to support any other use on the site.
- Any off-site impacts from adjoining uses: The site is surrounded by Rural-zoned land. The dwelling has been sited and designed, including bushfire mitigation measures, having regard to potential off-site impacts such as bushfire risk from surrounding vegetation. No other off-site impacts from adjoining rural uses are expected to affect, or be affected by, the proposed dwelling.

Performance Criteria P3

- Nature, scale and intensity of the use: The proposal involves the development of a single dwelling on a 2.267ha lot. The building footprint represents a small proportion of the overall lot area, and the balance of the property remains available for its existing rural character.

- Local or regional significance of the agricultural land: The use of a small portion of the lot for a single dwelling does not compromise the broader agricultural values of the locality.
- Whether agricultural use on adjoining properties will be confined or restrained: The dwelling's substantial setback from all boundaries (minimum 32.98m) ensures that no adjoining agricultural or rural use will be confined, restrained or otherwise constrained by the proposed development.

Many thanks,
Gemma

APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION



www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993 (the Act)*.

Have you had a discussion with a Council officer in relation to this application: ☒ Yes ☐ No

Officer's name: _____ Date: _____

APPLICANT, OWNER AND CONTACT DETAILS

Provide details of the Applicant and Owner of the land.

APPLICANT

Personal information removed

LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: 120 Tyenna Road, Tyenna _____

Volume: 8434 _____ Folio: 1 _____

PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use: Class 1a Dwelling & class 10a Outbuilding.

Describe

Development: Modest dwelling with seperate outbuilding for storage.

Existing Floor Area: 0 m² Proposed floor area: 195 m²

MATERIALS

External walls: FC sheet, colorbond & timber. Colour: Surfmist, pale eucalypt & natural tin

Roof cladding: Colorbond. Colour: Surfmist.

CAR PARKING

Number existing: 0 Proposed: 4

Is vegetation proposed to be removed? ☐ Yes ☐ No

Is the property on the Tasmanian Heritage Register? ☐ Yes ☐ No

Is Signage proposed: ☐ Yes ☐ No

Estimated cost of development value: \$ 800,000

FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:

(excluding Balance lot)

Total area of new lots:

(excluding balance lot):

Estimated cost of subdivision works

(must not be \$0)

DECLARATION

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

The Applicant must sign and date this form.

X **Personal Information Removed**

10.09.26

Signature

Date

Refer to application checklist on following page for additional information requirements.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note: *If the application involves Crown land you will also need to provide a letter of consent.*

I _____, being responsible for the administration of land at declare that I have given _____, permission for the making of this application for _____.

The Minister, General Manager or other delegate responsible for the land must sign and date this form.

Signature

Date

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)

SEARCH OF TORRENS TITLE

VOLUME 8434	FOLIO 1
EDITION 5	DATE OF ISSUE 23-Aug-2025

SEARCH DATE : 16-Dec-2025

SEARCH TIME : 11.39 am

DESCRIPTION OF LAND

Parish of NEENA, Land District of BUCKINGHAM

Lot 1 on Sealed Plan [8434](#)

Derivation : Part of Lot 14838 Gtd. to George Schmidt.

Prior CT [3562/16](#)SCHEDULE 1

[N271266](#) TRANSFER to GEMMA JOANNE DALE Registered
23-Aug-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

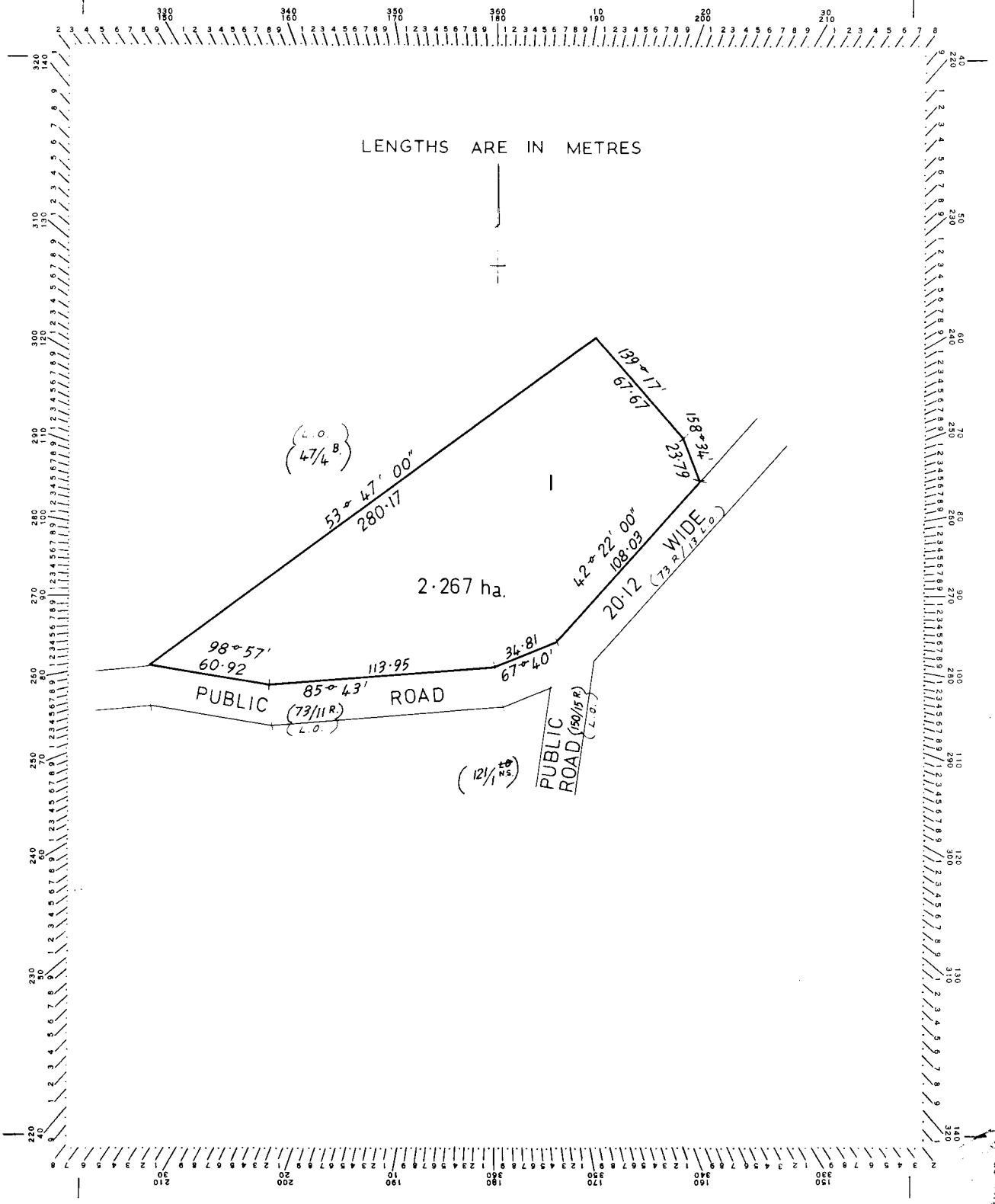
[A590062](#) FENCING PROVISION in Transfer

[E421705](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 23-Aug-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: HALL BROS. PASTORAL PTY. LTD.	PLAN OF SURVEY by Surveyor L. W. HEPPER of land situated in the	Registered Number: S.P 8434
Title Reference: C.T. 3093-40	LAND DISTRICT OF BUCKINGHAM	Effective from: 1 OCT 1976
Grantee: PART OF LOT 14838 97.1.34 GTD. TO GEORGE SCHMIDT	PARISH OF NEENA SCALE 1:2000	Recorder of titles





SCHEDULE OF EASEMENTS

Plan No.

SP8434

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No easements, profits a prendre or covenants are created to

benefit or burden any lots shown on the plan.

SIGNED by PIGGOTT, WOOD & BAKER Solicitors)
for HALL BROS. PASTORAL PTY. LTD. the)
registered proprietor of Certificate of)
Title Volume 3093 folio 40 in the)
presence of:)

Ms Lindsay Abbott
Town Clerk Hobart

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[Handwritten signature]
[Handwritten signature]

Certified correct for the purposes of "the Real Property Act, 1862,

as amended.

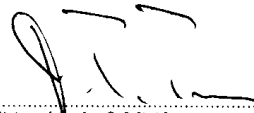
PIGGOTT, WOOD & BAKER,

Per:

[Handwritten signature]

8434

Certified correct for the purposes of the Real Property Act 1862, as amended.


Subdivider/Solicitor for the Subdivider

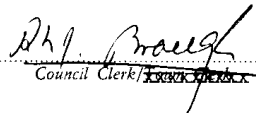
This is the schedule of easements attached to the plan of ~~XXXXXX~~ HALL BROS. PASTORAL
(Insert Subdivider's Full Name) PTY. LTD.

affecting land in

C.T. 3093-40

(Insert Title Reference)

Sealed by Municipality of New Norfolk on 11th August, 1976


Council Clerk

3025